



Report of the Chief Planning Officer

South and West Plans panel

Date: 15th March 2018

Subject: Application 17/07765/FU – Erection of gate, 27 Creskeld Lane, Bramhope

APPLICANT

Mrs. P. Davey

DATE VALID

24.11.2017

TARGET DATE

19.01.2018

Electoral Wards Affected:

Adel and Wharfedale

Yes

Ward Members consulted

Specific implications for:

Equality and Diversity

Community Cohesion

Narrowing the gap

RECOMENDATION: GRANT PERMISSION subject to the following conditions:

1. Commencement within 3 years
2. Approved plans

1.0 INTRODUCTION

- 1.1 The application has been brought to Plan Panel as the applicant is a member of Council and this proposal therefore falls outside the scope of the officer Delegation Agreement

2.0 PROPOSAL

- 2.1 The application proposes to erect a gate to the drive entrance to the house from Creskeld Lane and Breary Lane East. The gate has a curved top with wrought iron infill to the upper section and the lower part (to a height of 1.2m) is solid timber. At the middle point the fence is 1.8m high reducing to 1.6m at either end.

3.0 SITE AND SURROUNDINGS

- 3.1 The application relates to a house on a corner plot at the junction of Creskeld Lane and Breary Lane East. The house stands in a mature well landscaped residential location comprised mainly of larger houses set in generous gardens. The house is principally rendered with a tiled roof and a half-timbered gable feature to the front. The property boundary comprises a low stone wall backed with shrubs. This is typical of houses in the vicinity which tend to have low boundary walls with no or open railing gates to drives. The site is located within Bramhope Conservation Area.

4.0 PLANNING HISTORY

- 4.1 The site has the following planning history:

16/04605/FU Part two storey, part single storey side/rear extension, first floor window to front and widening of vehicular access with new gates - approved

5.0 HISTORY OF NEGOTIATIONS

- 5.1 In the course of discussions with officers, the applicant has agreed to amend the proposal from the fully solid gate originally proposed to the gate which has open railings to its upper part. A solid timber gate was also removed from the above approved house extension application.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 **Representations:**

Bramhope and Carlton Parish Council – No comments

Letter of support from a local resident – Welcomes the investment being made in the property and notes that the gate would prevent car headlights shining into the house and provide additional security and privacy.

7.0 CONSULTATION

- 7.1 Arthington Parish Council – The proposed large 'solid' wooden gates (1.6m in height) are in a very prominent position within the Conservation Area which would result in them having an even greater visual impact. As such they would not serve to enhance or preserve the appearance and character of the Conservation Area. Gates which have some 'openness' or which are 'fenestrated', especially in the upper half, would help to respect and preserve the dominant 'open' character of this part of the Conservation Area.

8.0 PLANNING POLICY

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy, saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be had to the desirability of preserving or enhancing the character or appearance of conservation areas.

Local Planning Policy

8.2 The Core Strategy forms part of the development plan for the whole of the Leeds district. The following core strategy policies are relevant:

P10 - Seeks to ensure that new development is well designed and respect its context.

P11 - Conservation – historic areas will be conserved and enhanced.

8.3 The following saved UDP policies are also relevant:

GP5 - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

BD6 – All alterations and extensions should respect the scale, form, detailing and materials of the original building.

BC7 – Development in Conservation Areas

Relevant Supplementary Planning Guidance/Documents:

8.5 Householder Design Guide (HDG). The following extracts from the HDG are relevant:

HDG1 - All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality. Particular attention should be paid to:

- i) the roof form and roof line;
- ii) window details;
- iii) architectural features;
- iv) boundary treatments and;
- v) materials.

Extensions or alterations which harm the character and appearance of the main dwelling or the locality will be resisted.

Bramhope Conservation Area Appraisal and management plan 2011

National Planning Policy

8.4 The National Planning Policy Framework (2012) (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

8.4 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with

the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

MAIN ISSUES

Design and Appearance and impact on the character of the Conservation Area.

10.0 APPRAISAL

10.1 As originally proposed the 1.6 m high solid timber gate was considered out of character with the surrounding character of predominantly open boundary frontage treatment.

The Bramhope Conservation Area Appraisal states that 'It will be encouraged that new boundary treatments within Bramhope Conservation Area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

This revised proposal is a compromise on that and retains an open design to the upper half. It is considered that this successfully resolves this matter and that the gate in its amended form will be compatible with the surrounding character and will serve to preserve the character of the Bramhope Conservation Area.

A solid gate of 1m height could be erected with the benefit of Permitted Development rights so the proposal is not substantially greater in terms of visual impact than a gate not requiring planning permission.

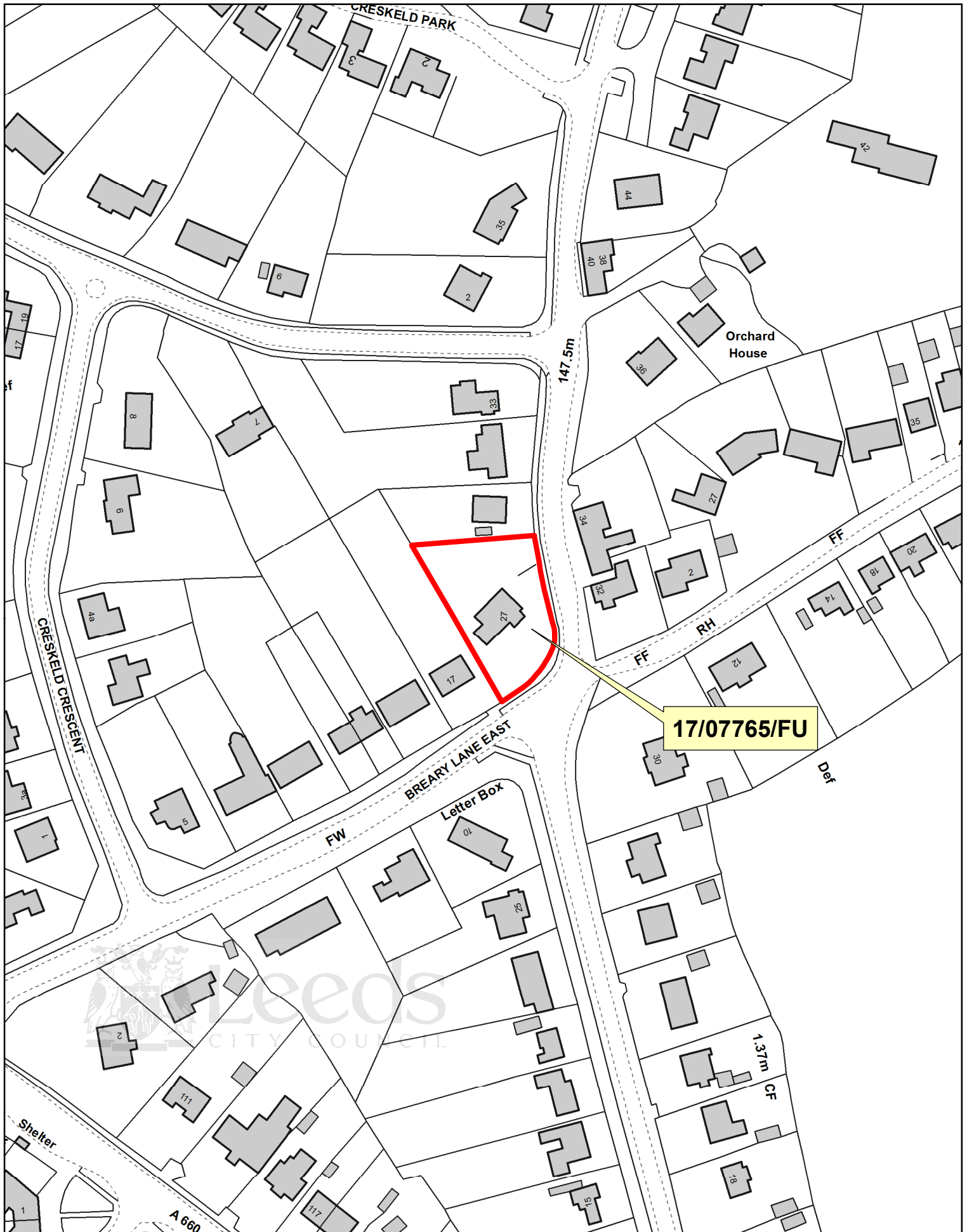
11.0 CONCLUSION

11.1 The proposal is considered to accord with the Development Plan and other policies referenced above and will serve to preserve the character of the Bramhope Conservation Area, and approval is recommended.

Background papers:

Planning application file: 17/07765/FU

Certificate of Ownership: Signed by applicant.



SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500



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NOTES

PLEASE DO NOT SCALE DIRECTLY FROM THIS DRAWING

MAIN CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO CONSTRUCTION.

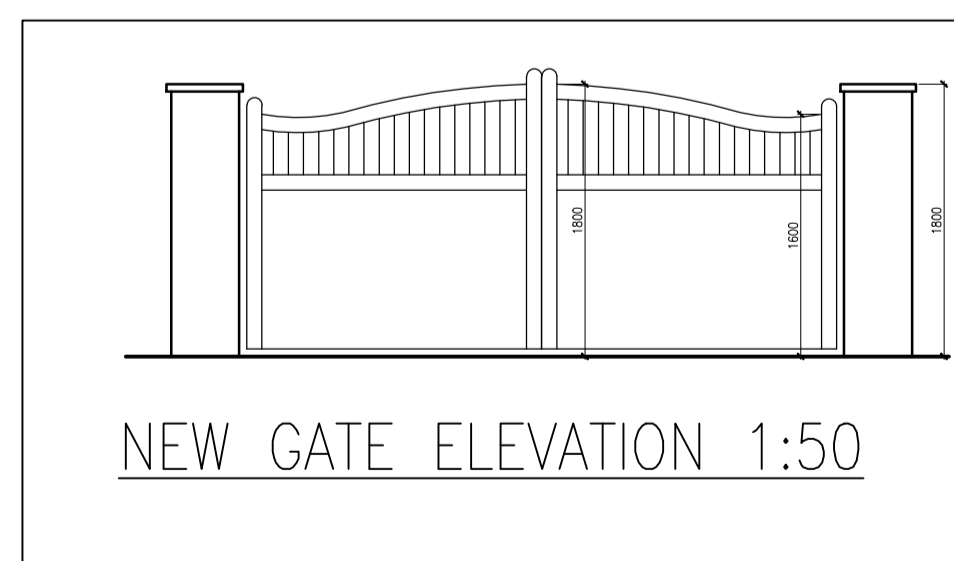
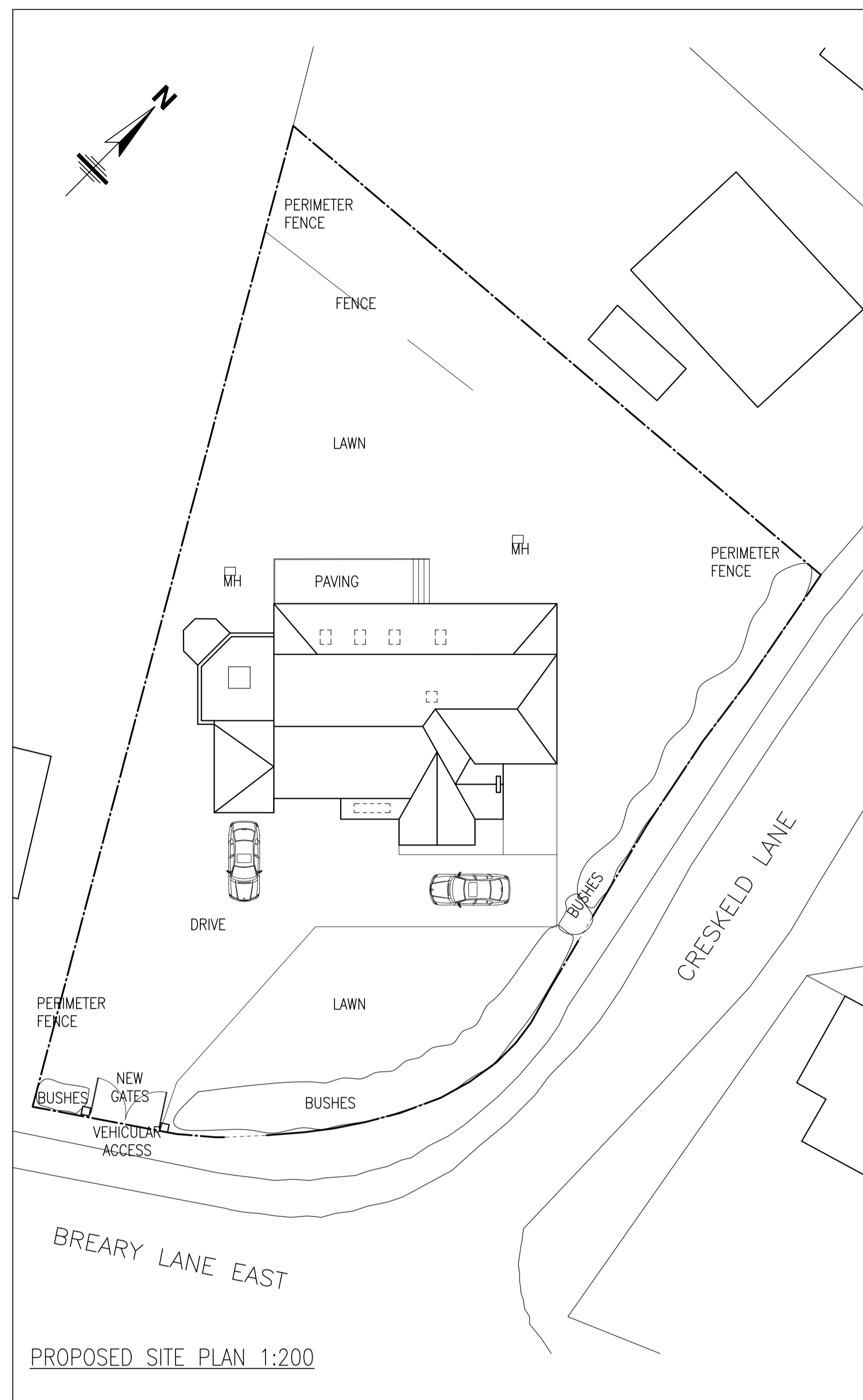
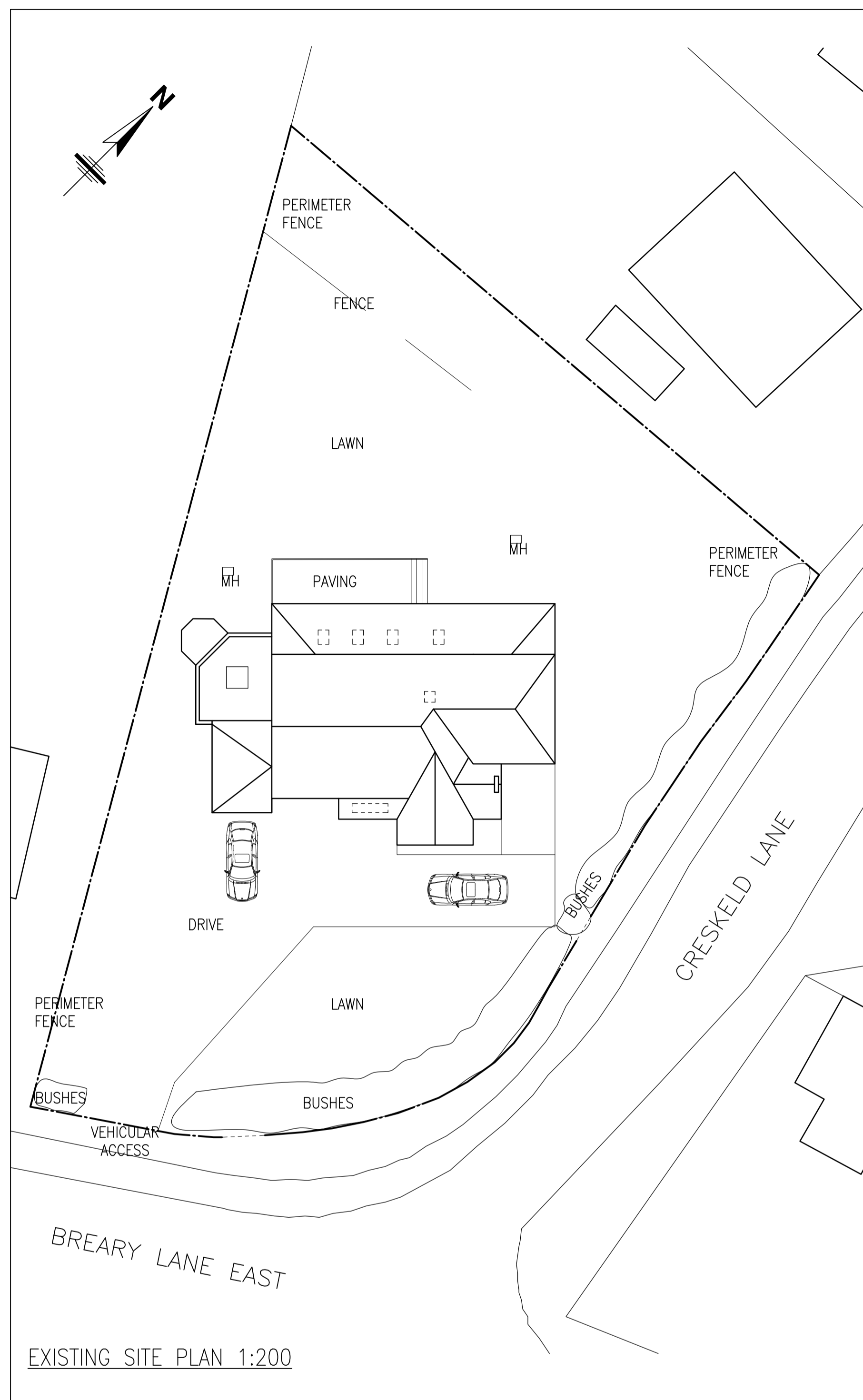
THE SITE PLAN IS BASED ON THE INFORMATION PROVIDED VIA THE ORDINANCE SURVEY PLAN AND SUBJECT TO A DETAILED SITE SURVEY.

THE LAYOUT OF THE GARDEN IS AN INDICATION ONLY. ALL MEASUREMENTS (POSITIONS OF WALLS, PATHS, MANHOLES) MUST BE CHECKED ON SITE AND NOT TAKEN FROM THIS DRAWING.

STRUCTURAL ENGINEER TO PROVIDE ALL STRUCTURAL DETAIL DESIGN AND CALCULATIONS, WHERE REQUIRED.

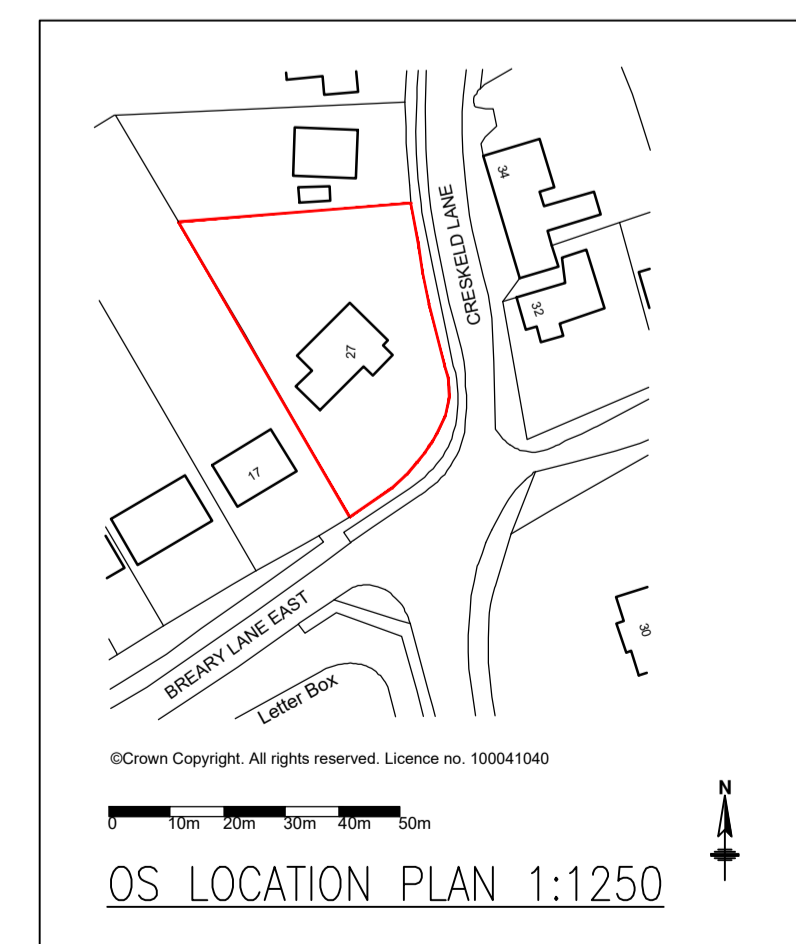
MAIN CONTRACTOR TO ENSURE ALL MECHANICAL AND ELECTRICAL SPECIFICATIONS ARE IN LINE WITH APPROVED DOCUMENTS PARTS B, L, F & P AND INSTALLED BY COMPETENT PERSONS.

ALL NEW LIGHTING TO USE ENERGY EFFICIENT BULBS (WITH APPROPRIATE IP RATINGS FOR BATHROOMS & EXTERNAL USE).



External Materials – Outline Specification

- New gate to drive to be solid timber, to bottom, with vertical wrought iron infill to the top, with stone posts to sides.



FOR PLANNING	
<small>REVISIONS</small> A 05-02-18 GATE ELEVATION REDESIGN	
PROJECT 27 CRESKELD LANE	
DRAWING TITLE NEW GATE PLANS & ELEVATIONS	
DRAWING NO 272-020	SCALE VARIES@A1
DRAWN BY J.BUTTERWORTH	DATE 24-11-16
Studio J Architects Duke Studios 3 Sheaf Street Leeds LS10 1HD Tel: 0113 2449905	
Studio J Architects	